

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, December 6, 2016, 6:00pm  
City Conference Room**

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Carlo Colosimo  
Alderman Chris Funkhouser  
Alderman Teeling (arr. 6:06pm)

**Other City Officials**

City Administrator Bart Olson  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Jason Engberg  
Code Official Pete Ratos

**Other Guests**

City Consultant Lynn Dubajic  
Joe Plocher

The meeting was called to order by Chairman Ken Koch at 6:00pm.

**Citizen Comments:** None

**Minutes for Correction/Approval:** October 4, 2016

The minutes were approved as presented on a voice vote.

**New Business**

***1. EDC 2016-54 Building Permit Report for September and October 2016***

Mr. Ratos reported 12 B.U.I.L.D. homes out of a total of 15 single family homes for September, along with some commercial and remodels. In October there were 5 single family homes and 4 of those were B.U.I.L.D. This brings the total of B.U.I.L.D. homes to 137 at the end of October. Some commercial was also reported for October. No further action.

***2. EDC 2016-55 Building Inspection Report for September and October 2016***

There were 399 inspections in September and 386 in October. Most were in Grande Reserve with some activity in Windett Ridge. Mr. Olson added that two builders are interested in building in Grande Reserve with a possible third. It was noted there are only three lots not under contract in Autumn Creek. No further action.

### **3. EDC 2016-56 Property Maintenance Report for September and October 2016**

Several cases were heard in September and most were weeds and grass. An incident on Freemont was a result of a garbage bag being thrown over a fence. An auto discharge over a sidewalk was reported in October. An update on the sawmill property was given by Mr. Olson and he said there were no bids for cleanup. Vendors were contacted directly and the City is weighing its options. The matter will be addressed again in spring.

### **5. EDC 2016-58 Meeting Schedule for 2017** (out of sequence)

The committee approved the schedule as presented.

### **4. EDC 2016-57 Economic Development Report**

Ms. Dubajic reported the following:

1. Minor Threat Restaurant opening facility in former Cobblestone location soon
2. Developers looking at downtown property for multi-use projects, feasibility study being done on bank building
3. Dunkin Donuts opening soon
4. Efforts continue for southside grocery store
5. Property at Rt. 47 & 71 being reviewed for possibilities
6. Multi-tenant building (office & retail) to be constructed near theater in spring
7. Junior box store in Kendall Marketplace has signed agreement
8. Working on new campaign for outlots at Kendall Marketplace
9. Assisted living/memory care facility to be built at Rt. 34 and Cannonball, 40 jobs will be created
10. Working with industrial user on Eldamain
11. Sports dome project to start in spring
12. Attended conference regarding “enterprise zones”

## **Old Business**

### **1. EDC 2016-35 Commercial and Industrial Incentives – Enterprise Zones**

Mr. Engberg reviewed a memo he wrote regarding enterprise zones which is a state-run program that gives incentives to certain areas to grow business. The State established 97 enterprise zones beginning in the 1980's.

He would like to apply for an enterprise zone along Eldamain Rd. and there are 3 main criteria to qualify: area must be contiguous, not larger than 12 square miles and meet additional 3 of 10 criteria in the Enterprise Zone Act. The State looks at area unemployment rates and other factors and there are sales tax exemptions and incentives.

Upper Illinois River Valley Development Authority (UIRVDA), a regional authority comprised of 10 counties in northern Illinois, had a meeting in October and said they have been authorized to form one additional zone beyond the 97 in the State. Newly forming businesses can apply to be in this zone and UIRVDA will make the choice. The length of time for the zone is 15 years plus an extension of 10 years. There is a \$2,000 non-refundable fee to apply for an enterprise zone and the City will split this with the business.

City staff members have chosen 3 projects that could qualify: Eldamain corridor, sports dome project and Wrigley. UIRVDA wishes to have City endorsement for the chosen projects. Ms. Dubajic said UIRVDA desires a “job creator” business and is very competitive. A Public Hearing would be held at the UIRVDA board “traveling” location. The City Attorney has drafted a resolution to encompass this process and there was committee approval to take the resolution to the next Council meeting.

**Additional Business** None

There was no further business and the meeting adjourned at 6:48pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker